



6, Heol Castell Coety
Bridgend, CF31 1PU

Watts
& Morgan



6, Heol Castell Coety

Litchard, Bridgend CF31 1PU

£325,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A wonderful four bedroom detached family home available to the market for the first time since built. Situated in a popular location on a generous corner plot in Litchard, within walking distance of local shops, schools, amenities, Princess of Wales Hospital and close proximity to Junction 36 of the M4 and Bridgend Town Centre. Accommodation comprises of entrance hall, lounge/dining room, sitting room, kitchen/ breakfast room, utility and WC. First floor landing, three double bedrooms, one single room and a family bathroom. Externally offering a double garage with driveway parking for two vehicles and generous front and rear enclosed gardens. EPC Rating "D".

Directions

Bridgend town centre - 1.5 Miles
Cardiff city centre - 22.0 Miles
J36 of the M4 - 1.0 Mile

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Entered through a PVC front door into the entrance hallway with a large built-in storage cupboard and staircase rising to the first floor. The ground floor WC is fitted with a 2-piece suite comprising of a WC and wash-hand basin. The lounge/dining room is to the front of the property and is a superb size family room with windows overlooking the front, carpeted flooring and double doors opening out to the rear garden. There is a central feature gas fireplace with hearth and surround. The sitting room is a versatile second reception room with carpeted flooring and windows overlooking the front.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units with complementary work surfaces over. There is ample space for breakfast table and integrated appliances include freestanding range oven (can be negotiated), an integrated dishwasher and fridge and freezer. The kitchen offers tiled flooring, tiled splashbacks, window overlooking the rear garden and an opening leading into the utility. The utility room has space and plumbing provided for two appliances, work surfaces, tiled flooring and a PVC door out to the rear garden.

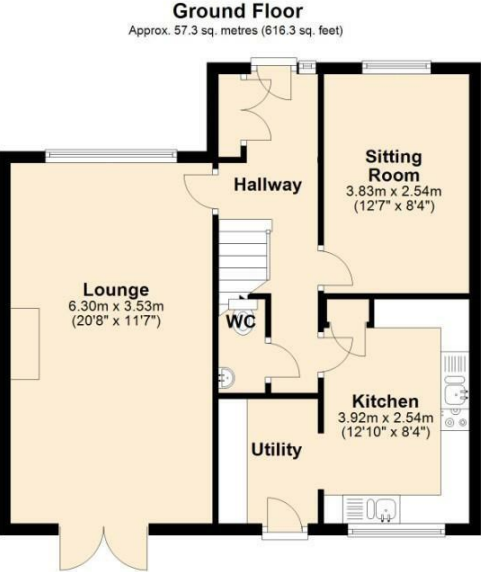
The first-floor landing offers carpeted flooring, access to the loft hatch and all doors lead off. Bedroom one is a generous double bedroom with carpeted flooring, fitted wardrobes and windows to the front. Bedroom two is a second double bedroom with carpeted flooring, fitted wardrobes and windows to the front. Bedroom three is a third double bedroom with carpeted flooring and windows to the rear. Bedroom four is a great size fourth bedroom with carpeted flooring and windows to the rear. The shower room is fitted with a 3-piece suite comprising of a corner shower cubicle, WC and wash-hand basin with tiled flooring, partly tiled walls and window to the rear.

GARDENS AND GROUNDS

Approached off Heol Castell Coety No.6 benefits from a generous corner position with superb size front and rear gardens. There is a double garage to the front with a private driveway with off-road parking for two vehicles. The front garden is enclosed with tall woodland, timber fencing and a generous lawned section, there is a gate and a paved pathway providing access around to the rear garden. The rear is a fully enclosed garden with a spacious patio area perfect for outdoor furniture, paved pathway leads down to a raised decked area and an outdoor water feature, the remainder is laid to lawn with a range of tall woodland and trees. The garden benefits from a private aspect.

ADDITIONAL INFORMATION

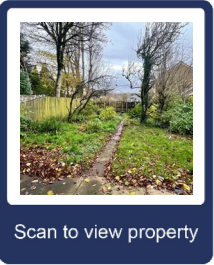
Freehold. All mains services connected. EPC Rating "D". Council Tax Band "E".



Main area: Approx. 108.5 sq. metres (1168.1 sq. feet)
Plus garages: approx. 26.0 sq. metres (279.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	82
England & Wales		EU Directive 2002/91/EC



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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